This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Betty Jo Adams
1410 Berry Street
Old Hickory, Tennessee 37138

SEND TAX BILLS:
Same

Map 53-2, Parcel 32 & 48

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Suzanne J. Ellis, a/ka Suzanne J. Sullivan et vir. Harry L. Sullivan** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents do transfer and convey the following described property unto**Betty Jo Adams, a single person,** her heirs and assigns, the following described property to wit:

THAT certain tract or parcel of land in the Fourth Civil District of Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 280, Section"C-1", Village of Old Hickory, as shown on Plan of Section "C-1" and Part of Section "C" recorded December 28, 1949, Book 1424, Page 130, in the Register's Office for Davidson County, Tennessee. fronting 55.0 feet on Bryan Street, containing 0.20 acres, more or less.

BEING Lot No. 280A, Section "C-2", Village of Old Hickory, as shown on Plan of Resubdivision of Parcel "B", Section "C-2", recorded April 10, 1951, Book 1835, Page 53, in Register's Office of Davidson County, Tennessee, located at rear of and adjacent to Lot No. 280, Section "C-1", recorded December 28, 1929, Book 1424, Page 130, containing 0.31 acres, more or less.

BEING the same property conveyed to Suzanne J. Ellis by deed from Helen Jean Haven of record in Book 8859, Page 325, Register's Office for Davidson County, Tennessee. Harry L. Sullivan, the spouse of Suzanne J. Ellis a/k/a Suzanne J. Sullivan, joins in the execution of the deed to convey any marital interest that he may have in the property.

Said conveyance is made subject to any visible and unrecorded easements, building regulations, zoning regulations.

Taxes for 1996 are being prorated and will be paid by Buyor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and the Grantor does covenant with the said Grantee that she is lawfully seized and

possessed of said land in fee simple, that she has a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantor does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 25th day of June, 1996.

Suzanne J. Ellis
SUZANNE J. ELLIS,
a/k/a SUZANNE J. SULLIVAN

Harry L. Sullivan
HARRY L. SULLIVAN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public for said County and State, **Suzanne J. Ellis, a/k/a Suzanne J. Sullivan et vir. Harry L. Sullivan** with whom I am personally acquainted and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office on this the 25th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 3/30/1995.

STATE OF TENNESSEE
COUNTY OF SUMNER

Be the actual consideration or value, whichever is greater, for this transfer is $57,575.00.

Betty Jo Adams
AFFIANT

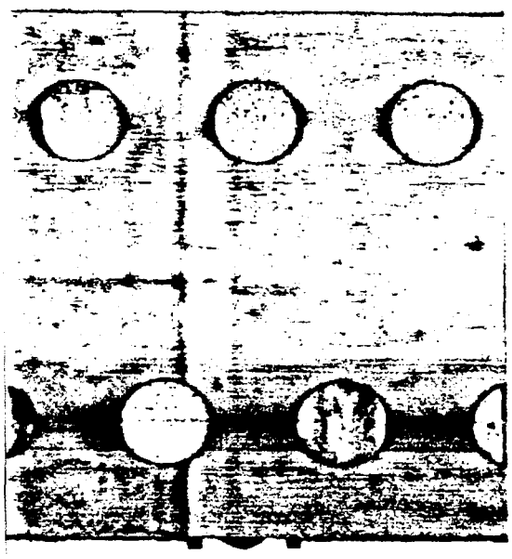
Subscribed and sworn to before me this the 25th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 3/30/1995

01198253
RECEIVED FOR REFERENCE
96 JUL 1 AM 8:06
DAVID R. ... REGISTER
... COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10104 PG 93

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	57575.00
CON TX	213.03
PRFEE	1.00
WDEED	8.00
TOTAL	222.03
CHECK	222.03

07/01/96 01 08:13 0001 9419

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198253

IDENTIFICATION REFERENCE

96 JUL 1 AM 8:06

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1057163